OFFICE OF THE CITY MANAGER

LTC NO. 340-2013

LETTER TO COMMISSION

TO:

Mayor Matti Herrera Bower and Members of the City Commission

FROM:

Jimmy L. Morales, City Manager

DATE:

September 17, 2013

SUBJECT: Noise Emanating From Rooftop of 6261 Collins Avenue

The purpose of this Letter to Commission (LTC) is to provide information and update on the ongoing issue of noise resulting from air conditioning cooling units on the rooftop of 6261 Collins Avenue and the City's ongoing efforts to investigate and assist with solutions to mitigate the impact it is having on neighboring residents.

Complaints regarding cooling-system related noise were initially received by the Code Compliance Division on September 7, 2013. Residents at 6301 Collins Avenue, the property immediately north of the subject property, described the noise at the level of a passing train or jet engine. Code Compliance staff (Code) has responded numerous times along with Assistant City Manager Joe Jimenez from my office and Building Department staff. Code assessed the noise level from several apartments, at various floor levels in the affected building and during the day, the noise threshold does not rise to the level of a violation.

The City's mechanical inspector went to the property and confirmed the proper installation and function of this equipment. The chillers causing this noise are installed properly and are functioning as per their specifications. The issue is that there is little noise when one stands next to these units, but as the sound travels upward it becomes amplified and bounces off of neighboring buildings.

Assistant City Manager Joe Jimenez has been working with the City's Building Official, Code Compliance Director, Planning Director and the General Contractor for the project located at 6261 Collins Avenue. The General Contractor has met with the manufacturer's representatives in an effort to develop a solution to mitigate the noise. In the interim, the Contractor has agreed to shut the A/C units off nightly at 9:00pm, restarting them in the morning at 7:00am and has advised us that the manufacturer of the chillers is providing him with sound suppressing wraps that should help. The Contractor is in the process of drawing up plans to construct a buffer so as to prevent this issue from continuing. Those plans should be delivered to the City within the week and permitted soon thereafter. The newly proposed buffer should alleviate the noise and hopefully cure the nuisance.

As the Contractor is proceeding with implementing a solution, I have authorized Assistant City Manager Jimenez to retain a sound engineer to evaluate the noise impacts and suggest mitigation methods as well.

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Be assured that staff is keeping this issue at their forefront and is doing all that is possible to keep affected residents informed.

Please let me know if you have any questions or comments.

JLM/JMJ/HC/RSA

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